



Lake Point Tower

Monthly Newsletter

Volume 12 Issue 8

A Monthly Newsletter for the Residents of Lake Point Tower Condominium

March 2022

BOARD OF DIRECTORS

President Lisa Greenberg
Vice President... Franco Bartolotta
Treasurer Tamara Malkina
Secretary Russell Sova
Director Ronald DeMaio

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OFFICE HOURS

Monday-Friday .. 9:00am - 5:00pm
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Lake Point Tower
Condominium, Inc.
100 Golden Isles Drive
Hallandale Beach, FL 33009



In case you missed the February 23, 2022, Association Meeting, the following is a recap of items discussed.

ANNOUNCEMENTS:

- Since our last meeting, we said goodbye to longtime owner and resident at Lake Point Tower, Hilda Greenberg. We extend our deepest condolences to her family, and we hope they find comfort in the life she lived.
- We recently had 20-yard dumpsters available for all Owners and Renters to use to get rid of their bulk trash. We again are asking for everyone's cooperation in not leaving bulk items at the receiving area. Owners now need to make their own arrangements to have bulked items picked up by a private service at their cost.
- The maintenance staff is now pulling trash containers out of the trash room as the truck comes on the property. This will alleviate the dumpsters from sitting out for hours and taking up several parking spaces at receiving. We have been using the new system for about two weeks and it seems to be operating well.
- We finished the polishing of the marble throughout each floor's elevator lobbies. The entire main lobby and first floor areas have been completed. We hope all owners can see the improvement in the flooring.
- Our annual trash chute cleaning has been completed.

The Board of Directors again ask all Owners and residents for their cooperation in returning the shopping carts. Thank you for not leaving them in the elevators or corridors. Please do not leave food items or trash in the carts.

OLD BUSINESS:

A) Sea Wall Inspection:

The Board of Directors engaged Tier III Diving to take over the work previously awarded to Commercial Divers. We expect the repair to the area damaged by the car as well as the items found during Industrial Divers Corp. Level I visual inspection of the entire seawall to begin the second week of March. The start date is totally dependent on the City of Hallandale Beach releasing the permit. As stated previously, the video inspection and written report are available to all Owners by making a written request through the management office.

Continued on page2

In Case You Missed It (from page 1)

**B) Balconies/Waterproofing/
Exterior window caulking**

The inspection and the scope of work is now completed. We are now in the process of working with Tally Engineering to combine the scope of work received from Advanced Engineering on the balconies with the waterproofing and caulking of exterior window projects. The balcony inspection reports, and scope of work are available to all Owners by making an email or written request to Jennifer in the management office.

C) Breezeline – formally known as Atlantic Broadband. Atlantic Broadband is now known as Breezeline.

The Easement Fee has been received and deposited into Lake Point Tower Condominium Inc.’s operating account at Valley Bank. We have received and paid the final invoice due to Upstream. These funds replenish the operating account for the two monthly payments made in November and December of 2021 and the final invoice payment to Upstream. We will advise our audit team and tax accountant of the receipt of the easement fees and ensure that we handle correctly to not have to pay taxes on the easement fee.

We are in the process of getting new phone lines for security and the management office. We were unable to keep the existing numbers. All Owners and Residents will be notified in writing of the new telephone numbers once the installation is completed.

Again, as a reminder, each owner must return their direct tv equipment. Owners have the option of returning their Direct TV equipment to either UPS or FedEx locations. Bring your account number with you and these vendors will ship the equipment back to Direct TV at no cost to Owners. If any Owner or Resident needs

assistance in the returning of their equipment, please email Jennifer or contact the management office.

From this point forward we will be disconnecting all illegal power cords that are a fire hazard to the building. If you have not switched to Breezeline, this disconnection will affect you. Breezeline is now sole provider of internet services to the property. We will also be removing the unsightly cables on the building as our projects move forward.

D) Clubhouse exterior/interior update:

As of today, the clubhouse contract work is 95% complete. The manufacture of the Roofing product (TREMCO) has been on site and has completed the product inspection and has signed off on the warranty. The new railings for the stairs have been installed and have been painted. The awnings have been re-installed. A clock has been reinstalled at poolside. A new Music system has been added to the poolside as well

On advice from our attorney, we will be holding all payments to NorthStar regarding the Clubhouse project until we have a settlement agreement with the Insurance Co regarding the claim for the interior damage. We expect to be made whole through the contractor’s

insurance. We have several contractors bidding this project. Once an agreement on the settlement has been made, we will be able to start construction.

We are in the process of repairing the office so we can return to some normalcy till the claim is settled. The manager has been back on the property and is working out of the gym inside the clubhouse.

E) Main building roof: Final payment for both projects is being held until the city has inspected and signed off on all outstanding permits for the HVAC system. Final payment on roof system is being held until all final deductions are determined.

We awarded NorthStar contractors the emergency repair work on the main roof parapet and the interior walls on the roof. All repairs have been made and painting is completed. The only open item is a brand-new door. These repairs were necessary to take care of immediately as we do not want anything to affect our roof warranty.

F) Parking lot repairs: Tally Engineering has been engaged to complete the civil engineering of our

Continued on page 3

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In Case You Missed It (from page 2)

parking lot system. They will be preparing specifications and bid packages.

G) Legal Updates: Settlement with Public Adjuster was discussed. Awaiting settlement agreement. Damages regarding the interior of the clubhouse were also discussed.

NEW BUSINESS:

A) Treasurers Report given by Tamara Malkina: At the January 2022 organization meeting, I accepted the position of Treasurer for Lake Point Tower Condominium Inc. The position is overwhelming and rewarding at the same time. I am slowly becoming familiar with the monthly reporting and budget. I have reviewed 2021 financials as well as the 2020 audit. I have already had several meetings with Cream Group’s new CPA, Carlos. I have been involved in the check signing process and have been reviewing each and every invoice. I will be part of the team reviewing all existing and future contracts. I hope my expertise in these areas will bring a fresh perspective to how we operate. I am also working with the janitorial contractor developing weekly and monthly goals. After several meetings with The Cream Group, I am convinced that we can easily move to the new Tops 1 platform which will be discussed next.

B) Tops 1

We are pleased to announce that effective April 01, 2022, we will be upgrading to the Tops 1 condominium management software. Tops 1 will provide better financial tracking and easier access to ledgers from your PC or mobile device. Their accounting reporting is far superior to Buildium as it is meant for associations whereas Buildium is meant for rentals. It will allow for better communication tools for management and the board to communicate with our owners. Additionally, this new software will provide many additional services. For example, all contract terms and expiration dates will be entered and will send alerts to the manager notifying them in order to give us the opportunity to either bid the services or agree to the renewal. We will be able to track all insurance information for the 23 boat slips and know when they each expire. We will be able to electronically sign for bills without needing the strongroom program anymore.

In the upcoming weeks, information will be sent to all Owners with updates and instructions on how to set up your accounts. Jennifer will be available to assist any Owners who need assistance in the changeover. Owners will also be sent links with how-to-videos to show board members and homeowners step by step tutorials for software usage.

C) Annual Audit and 2021 taxes: Heritage Accounting has been engaged to perform our 2021 annual audit and complete our 2021 tax return. They will be made fully aware of the

easement fee received as well as the funds deposited from the Hurricane Irma lawsuit settlement.

D) Guest parking: Several owners and renters are continuing to use the guest parking area as their second parking space. **This is strictly prohibited per our Rules and Regulations.** Owners and renters have been given ample warning and **vehicles will now be towed.**

Additionally, the Board of Directors will be voting a new rule into place at our next association meeting regarding owners in guest parking. The proposed rule will limit owners to 15-minute parking to unload their vehicles. Owners should off load and park in their assigned spaces. Vehicles not moved will be subject to towing. Currently, Owners are parking their cars in the guest areas to spend time on their boats or leave their cars for an entire day while they are out boating. Once the rule is voted in, signs will be posted throughout the area. We are asking boat slip rental Owners to be considerate of the limited number of guest parking spaces.

E) Docks: The Board of Directors and all rental slip Owners would like to thank Jeff Lederman for his service as dock master for 2021.

At this time, the Board has agreed that Ron DeMaio and Franco Bartolotta will be co dock masters. Any slip renter who has any questions regarding the docks please contact one of the dock masters directly or send an email request to Jennifer and she will forward.

As of the deadline of January 3rd, all slip payments were made timely. However, only four boat owners submitted all of the required documents. On February 2, the board agreed to send notices to the 18 renters that were not in compliance that they would have until March 2, 2022, to submit the required documents or they will forfeit their slip and will not be able to renew in 2023. Those Owners not in compliance by the March 2 grace period will be subject to being towed at the owner’s expense.

Continued on page 4

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In Case You Missed It (from page 3)

The Board would like to remind all boat slip renters that it is their responsibility to keep their current Certificate of Insurance and registrations on file with the association. It is not management nor Dock Master's responsibility to dig into each file and locate documents. Going forward, no applications will be accepted without the required documents and failure to submit before the deadline will result in loss of rental slip.

F) COMMITTEE UPDATES

1. Decorating committee update given by Russell Sova:

The Decorator Committee was formed in January for several projects in the main building and the clubhouse. The projects the committee was tasked to do include choosing the colors of the building for the upcoming exterior renovation, picking out new furniture for the clubhouse including all new tables and chairs, picking out decorations for the tables opposite the elevators and picking out new pool deck furniture.

Because there was no consensus at the first meeting regarding an exterior color, a suggestion was made by one of the members at the meeting that we find a professional decorator to help choose the exterior paint color. The board decided to hire a local designer who has extensive experience in designing commercial exterior and interior work. She works for Graphicatta & Design, Inc. The decorator came on site three times and submitted a list of nine colors and combinations that she felt were best suited to our building. She presented her ideas to the committee at the second meeting and left us some material to help us choose. Commercial clients of the designer include Marriott Vacation Clubs, Wyndham Hotel, Radisson, Intercontinental Hotels, and the historic Fontainebleau Hotel in Miami. There is a further extensive

list of their clients on their website. Locally they designed the Diplomat Hotel's three restaurants and pool deck and also the buildings and bridges for the City of Hallandale Beach. This designer only cost us \$500.

Also at the second meeting, the committee decided to forego choosing decorations for the tables opposite the elevators until the interior remodel starts up in a couple years. It was also decided that the current furniture in the foyer would be used in the clubhouse TV area and instead purchase new furniture for the building foyer.

At the third meeting the exterior colors of the building were chosen, including the main color and two trim colors. The actual new color design does follow one of the designer's ideas and the main color and one of the trim colors chosen were ones the designer put forth as being the most attractive for our building. The main trim color was chosen by the committee. All committee decisions were put to a vote and the majority of the committee members present at the meeting agreed to each decision that has been made. Where possible I also made known the ideas of committee members unable to be present. The building color vote was such that it would have stood up even if all the members had been present at the meeting. The committee had a total of 11 members, which is more than any committee we've had here. We are still working on getting ideas and estimates for the furniture purchases.

2. Parking Committee update given by Franco Bartolotta: The parking committee was re-established in January 2022. At this time, we are a committee of three. If any Owner would like to join this committee, please notify Jennifer. The first committee meeting was held on Monday, February 21, 2022. The committee is looking into our parking space numbering project and working on establishing

relationships with electric charging station companies. We have already contacted two electric charging station companies, Blink and EVO. We will be setting up on site meetings in the near future. The committee will be advising the Board on all upcoming regulations regarding the charging stations and making recommendations.

Additionally, the committee will be completing monthly parking lot lighting inspections. As of last Friday, 13 pole lights and 2/3 of the fence lighting is inoperable. Fence lighting is approximately seventy-five (75) percent completed. For those of you that do not know all of the site lighting is Solar powered and was installed around 2016 because the existing wires were damaged and could not be repaired without extensive repairs. We have engaged the Cream Group to contact three reputable companies that deal with solar site lighting to update our current lights to new technology. We are projecting to have this completed by the end of April.

3. Rules and Regulations Committee: The rules and regulation committee will be chaired by Tamara. We have three volunteers for the committee and our chairperson will be contacting the owners in the near future. This is a very important committee. Rules have not been updated since 2016. All owners who have a rule change request, please send your thoughts and comments to Jennifer by email. She will forward to the committee.

OWNER Q & A PERIOD

An owner has requested the creation of a maintenance/janitorial committee. If you are interested in becoming a committee member, please notify Jennifer at Jennifer@thecreamgroup.com. Once the Board sees the response, a formal charter for the committee will be written.

Meeting was then adjourned.

It's the Luck of the Ear-ish!



Melanie Plotkin, HAS | Javier Benitez, HAS, BC-HIS



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